

**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
**Monday, February 19, 2018**  
**5:00 PM**

**ROLL CALL**

**RECOGNITION OF PLANNING COMMISSION EMPLOYEE OF THE YEAR**

1. **ELECTION OF THE CHAIRMAN AND VICE CHAIRMAN**  
*Jason Engen was elected Chairman unanimously*  
  
*Rossie Washington, Jr. was elected Vice Chairman unanimously*
2. **APPROVAL OF 2017 ANNUAL REPORT**  
*Motion to approve carried, 9-0*  
[Report](#)
3. **APPROVAL OF 2018 CALENDAR**  
*Motion to approve carried, 9-0*  
[Other](#)
4. **APPROVAL OF 2018 WORK PROGRAM**  
*Motion to approve carried, 9-0*  
[Report](#)

**APPROVAL OF MINUTES**

5. **December 11, 2017**  
*Motion to approve carried, 9-0*  
[Minutes](#)
6. **December 18, 2017**  
*Motion to approve carried, 9-0*  
[Minutes](#)

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

**CONSENT AGENDA**

*Items other than waivers with no outstanding issues. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.*

**CONSENT - ITEMS FOR WITHDRAWAL**

**28, 51**

**CONSENT - ITEMS FOR DEFERRAL**

11, 12, 38, 40, 41, 43, 49

## CONSENT - ITEMS FOR APPROVAL

15, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 29, 30, 32, 34, 35, 48, 50, 52

## REGULAR AGENDA

*Items will require approval by the Metropolitan Council unless otherwise noted.*

### THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

7. **PA-22-17 Jeffaire Commercial Park (6638 Pecue Lane)**

To amend the Comprehensive Land Use Plan from Commercial (C) to Employment Center (EC) on property located on the west of Pecue Lane, south of Jefferson Highway, on Lots 2 and 3 and Tract A-3-B of Jeffaire Commercial Park. Section 57, T7S, R2E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Recommend approval, based on a change in conditions created by changes to the provisions of the UDC governing Rural zoning and compatibility with adjacent land use

***This item is related to Case 110-17***

***Moved from January***

***Motion to approve carried, 9-0***

[Staff Report](#)

8. **Case 110-17 Jeffaire Commercial Park (6638 Pecue Lane)**

To rezone from Rural (R) to Light Industrial (M1) on property located on the west of Pecue Lane, south of Jefferson Highway, on Lots 2 and 3 and Tract A-3-B of Jeffaire Commercial Park. Section 57, T7S, R2E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion comprehensive plan amendment is approved, compatible with surrounding uses, and conforming to Unified Development Code requirements

***This item is related to PA-22-17***

***Moved from January***

***Motion to approve carried, 9-0***

[Staff Report](#)

9. **PA-23-17 3940, 3950 Prescott Road**

To amend the Comprehensive Land Use Plan from Institutional (INST) to Neighborhood Center (NC) on property located on the south side of Prescott Road, between Delaware Street and Tunica Street, on Lot 12-A-1 of Plank Road Subdivision. Section 57, T6S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

**PLANNING STAFF FINDINGS:** Recommend approval, based on an error in the existing designation of the plan and compatibility with the surrounding area

***This item is related to Case 120-17***

***Moved from January***

***Motion to approve carried, 9-0***

[Application](#) [Staff Report](#)

10. **Case 120-17 3940, 3950 Prescott Road**

To rezone from Single Family Residential (A2) to General Office Low Rise (GOL) on property located on the south side of Prescott Road, east of Plank Road, on Lot 12-A-1 of Plank Road Subdivision. Section 57, T6S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements

*This item is related to PA-23-17*

*Moved from January*

*Motion to approve carried, 9-0*

[Application](#) [Staff Report](#)

11. **CONSENT FOR DEFERRAL PA-24-17 9163, 8900-10600 UND South Tiger Bend Road**

To amend the Comprehensive Land Use Plan from Agricultural/Rural (AG/R) to Industrial (I) on property located on the east side of South Tiger Bend Road, south of Womack Road, on Tract P and Q of the Alpha Land Company, Inc. Property. Section 42, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

*This item is related to Case 123-17*

*Moved from January and deferred to March 19 by the Planning Director*

[Application](#)

12. **CONSENT FOR DEFERRAL Case 123-17 9163, 8900-10600 UND South Tiger Bend Road**

To rezone from Rural (R) to Light Industrial (M1) on property located on the east side of South Tiger Bend Road, south of Womack Road, on Tract P and Q of the Alpha Land Company, Inc. Property. Section 42, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

*This item is related to PA-24-17*

*Moved from January and deferred to March 19 by the Planning Director*

[Application](#)

13. **Case 92-17 505, 507, 515, 517 Roselawn Avenue; 504, 506 Live Oak Boulevard**

To rezone from Light Industrial (M1) to Limited Residential (A3.3) on property located on the west side of Roselawn Avenue, and the east side of Live Oak Boulevard, on Lots 34, 35, 36, 37, 56, and 57, Block 4 of Buffinton Heights Subdivision. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

*Moved from January*

*Motion to approve carried, 9-0*

[Application](#) [Staff Report](#)

14. **Case 93-17 1221 Gardere Lane, Suite E**

To rezone from Heavy Commercial (HC1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the east side of Gardere Lane, south of Coy Avenue, on a portion of Lot 27 of Plantation Plaza Subdivision. Section 73, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being compatible with surrounding uses, and conforming to Unified Development Code requirements

*Moved from January*

*Motion to approve carried, 8-0-1*

[Application](#) [Staff Report](#)

15. **CONSENT FOR APPROVAL Case 111-17 Jeffaire Commercial Park (12400 Jefferson Highway)**

To rezone from Rural (R) to Limited Residential (A3.3) on property located on the south side of Jefferson Highway, west of Pecue Lane, on Tract A-3-A-1-A and A-3-A-1-B of Jeffaire Commercial Park. Section 57 and 58, T7S, R2E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

***Moved from January***

***Motion to approve carried, 9-0***

[Staff Report](#)

16. **CONSENT FOR APPROVAL Case 112-17 Jeffaire Commercial Park (6414 Pecue Lane; 12442, 12544– 12758 Jefferson Highway)**

To rezone from Rural (R) to Heavy Commercial (HC1) on property located on the south side of Jefferson Highway, and on the west side of Pecue Lane, on Lots 11, 13 thru 20, 21-A, 23-A, 24-A, 26-A, 27, 28, and 34-A-1 of Jeffaire Commercial Park. Section 57 and 58, T7S, R2E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

***Moved from January***

***Motion to approve carried, 9-0***

[Staff Report](#)

17. **CONSENT FOR APPROVAL Case 113-17 Lakeland Park (12021 Lakeland Park Boulevard)**

To rezone from Rural (R) to Light Industrial (M1) on property located on the west of Pecue Lane, south of Jefferson Highway, on Lot A-4 of Lakeland Park. Section 31, T7S, R2E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

***Moved from January***

***Motion to approve carried, 9-0***

[Staff Report](#)

18. **CONSENT FOR APPROVAL Case 114-17 Westfork Office Park (11555 Southfork Avenue)**

To rezone from Rural (R) to Limited Residential (A3.3) on property located on the north side of Southfork Avenue, to the west of Westfork Drive, on Tract C-3 of Westfork Office Park. Section 51 and 79, T7S, R2E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

***Moved from January***

***Motion to approve carried, 9-0***

[Staff Report](#)

19. **CONSENT FOR APPROVAL Case 115-17 Westfork Office Park**

To rezone from Rural (R) to General Office High Rise (GOH) on property to the east and west sides of Southfork Avenue, and on the south side of Southfork Drive, on Lots B-1-A, B-2-A, D, E-1, F-1, F-2, F-3-1, F-3-2, and J of Westfork Office Park. Section 51 and 79, T7S, R2E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

***Moved from January***

***Motion to approve carried, 9-0***

[Staff Report](#)

20. **CONSENT FOR APPROVAL Case 116-17 4150 South Sherwood Forest**

To rezone from Rural (R) to Heavy Commercial (HC1) on property located on the west side of South Sherwood Forest Boulevard, to the south of Lake Sherwood Avenue, on Tract D-2-2-A-2 of the O.C. Harrell Tract. Section 51, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

***Moved from January***

***Motion to approve carried, 9-0***

[Application](#) [Staff Report](#)

21. **CONSENT FOR APPROVAL Case 117-17 7474 Corporate Boulevard, Suite 206**

To rezone from Light Commercial (LC1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the south side of Corporate Boulevard, to the west of Jefferson Highway, on a portion of Tract A-1-B-1 of Cedar Lodge Plantation. Section 91, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

***Moved from January***

***Motion to approve carried, 9-0***

[Application](#) [Staff Report](#)

22. **CONSENT FOR APPROVAL Case 118-17 6401 Bluebonnet Boulevard, Suite 2011**

To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the north side of Mall of Louisiana Boulevard, and south of Interstate 10, on a portion of Lot M-L of the Mall of Louisiana. Section 57, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

***Moved from January***

***Motion to approve carried, 9-0***

[Application](#) [Staff Report](#)

23. **Case 119-17 7925 Owen Street**

To rezone from Single Family Residential (A1) to Zero Lot Line Residential (A2.6) on property located on the north side of Owen Street, southwest of Jefferson Highway on Lot 8 of Jefferson Place East Subdivision. Section 83, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff cannot certify the requested change of zoning; it is not consistent with the Comprehensive Plan or UDC requirements, creating a condition of spot zoning by authorizing a three zero-lot line homes in the middle of a street, in a community of 21 traditional single family homes, and it would be out of character with the other homes

***Moved from January***

***Motion to defer for 90 days to May 21 carried, 8-0-1***

[Application](#) [Staff Report](#)

24. **CONSENT FOR APPROVAL Case 121-17 9150 Bereford Drive and 3488 Partridge Lane**

To rezone from Single Family Residential (A1) to Two Family Residential (A2.9) on property located to the west side of Partridge Lane, to the north of Bereford Drive, on Tract 3-A-1 of the S.D. Porter Tract and Lot 1 of Partridge Lane Heights Subdivision. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being compatible with surrounding uses, and conforming to Unified Development Code requirements

***Moved from January***

***Motion to approve carried, 9-0***

[Application](#) [Staff Report](#)

25. **CONSENT FOR APPROVAL Case 122-17 2340 Thomas H Delpit Drive**

To rezone from Limited Residential (A3.1) to Two Family Residential (A2.9) on property located to the west side of Thomas H Delpit Road, at the southwest quadrant of the intersection of Thomas H Delpit Road and East Harding Street, on Lot 70, Block 35 of South Baton Rouge. Section 75, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

***Moved from January***

***Motion to approve carried, 9-0***

[Application](#) [Staff Report](#)

26. **CONSENT FOR APPROVAL Case 2-18 2862 O'Neal Lane**

To rezone from Rural (R) to Heavy Commercial (HC2) on property located on the west side of O'Neal Lane, north of South Harrell's Ferry Road, on Lot 1-A-1 of Lirocchi Subdivision. Section 47, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being compatible with surrounding uses, and conforming to Unified Development Code requirements

***Motion to approve carried, 9-0***

[Application](#) [Staff Report](#)

27. **CONSENT FOR DEFERRAL Case 3-18 319 and 325 North 26th Street**

To rezone from Limited Residential (A3.1) to Heavy Commercial (HC2) on property located on the west side of North 26th Street, north of Florida Street, on Lot 7-A, Block 18 of Duchien Place Subdivision. Section 47, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being compatible with surrounding uses, and conforming to Unified Development Code requirements



*Deferred to March 19 by Councilwoman Wicker*

[Application](#)

28. **CONSENT FOR WITHDRAWAL Case 4-18 6505 Scenic Highway**

To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the west side of Scenic Highway, at the northwest quadrant of the intersection of Scenic Highway and Monte Sano Avenue, on Lot F, Block 12 of Monte Sano Highland Farms. Section 37, T6S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

***Withdrawn by applicant on February 14, 2018***

[Application](#)

29. **CONSENT FOR APPROVAL Case 5-18 4765 Perkins Road**

To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the north side of Perkins Road, east of College Drive and west of Congress Boulevard, on Lot 11 of Aldrich Acres Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

***Motion to approve carried, 9-0***

[Application](#) [Staff Report](#)

30. **CONSENT FOR APPROVAL Case 6-18 136 West Chimes Street**

To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located on the north side of West Chimes Street, to the west of Highland Road, on a portion of Lot 11, Block 1 of Campanile View Subdivision. Section 54, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses; although the request does not conform to Unified Development Code requirements, it will not increase of the extent of the nonconformity

***Motion to approve carried, 9-0***

[Application](#) [Staff Report](#)

31. **Case 7-18 6307 Quinn Drive**

To rezone from Rural (R) to Heavy Commercial (HC1) on property located on the northeast side of Quinn Drive, to the north of Tiger Bend Road, on Tract Z-3-A-5 of SCR Trust Property. Section 57, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

***Motion to approve carried, 9-0***

[Application](#) [Staff Report](#)

32. **CONSENT FOR APPROVAL Case 8-18 8416 Cumberland Place**  
 To rezone from Transition (B1) to Light Commercial (LC1) on property located on the southwest side of Cumberland Place, to the west of Connell's Park Lane, on Lot 32-A of Connell's Park, 1st Filing. Section 88, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
***Motion to approve carried, 9-0***  
[Application](#) [Staff Report](#)
33. **Case 9-18 4464 and 4560 Inniswold Road**  
 To rezone from Single Family Residential (A1) to Urban Design One (UDD1) on property on the east side of Bluebonnet Boulevard, to the south of Jefferson Highway, on the rear portion of Lot 61-A and 61-B (fronting Bluebonnet Boulevard), Section 1 of Inniswold Estates Subdivision (Council District 11 - Watson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
***Motion to approve carried, 9-0***  
[Application](#) [Staff Report](#)
34. **CONSENT FOR APPROVAL Case 10-18 10000 Perkins Rowe**  
 To rezone from Heavy Commercial (HC1) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located on the east side of Magnolia Way, on a portion of Block E, Perkins Rowe Property. Section 57, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
***Motion to approve carried, 9-0***  
[Application](#) [Staff Report](#)
35. **CONSENT FOR APPROVAL Case 11-18 2882 Government Street**  
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the south side of Government Street, at the southwest quadrant of the intersection of Government and Arlington Avenue, on a portion of Lot 5, and Lot 6, Block 2 of Monte Vista Subdivision. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 7 - Cole)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the Comprehensive Plan, and compatible with surrounding uses; although the request does not conform to Unified Development Code requirements, it will not increase the extent of the nonconformity  
***Motion to approve carried, 9-0***  
[Application](#) [Staff Report](#)
36. **ISPUD-5-17 Brentwood Park**  
 A proposed low-density single family residential development located on the south side of Old Hammond Highway, to the east of Brentwood Drive, on Lots 8-A of the David Davis Tract and a portion of Lot 12, 13-A-1-A, 13-A-1-B of Country Club Terrace Subdivision. Section 88, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
***Moved from January***  
***Motion to approve carried, 7-2***  
[Application](#) [Staff Report](#) [Plans](#)



37. **SPUD-7-06 Artisan Hill, Revision 2**

A proposed low density single family residential development with townhomes and zero lot line units on property located on the north side of Jefferson Highway and west of Bluebonnet Boulevard, on Lots 1-30, Tract A, and Tract B of the Artisan Hill Subdivision, S.D. Porter Property. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** •Staff recommends approval of the sidewalk location waiver and the alternative pedestrian system that is focused on the open space •Staff certifies that the proposed request is consistent with the Comprehensive Plan, compatible with the surrounding neighborhood, and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

***Moved from January***

***Motion to approve carried, 9-0***

[Application](#) [Staff Report](#) [Plans](#)

38. **CONSENT FOR DEFERRAL SPUD-3-17 Arless**

A proposed low-density single family residential development located on the northeast corner of Carter Avenue and Old Hammond Highway, on Lots 1, 2, 3-A, 4-A, 5 of the Day-Hutchinson property, Lots 6 and 7 of the Hutchinson and Day Subdivision, and Tract A of the Fair Day Estates Subdivision. Section 83, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

***Deferred to March 19 by Councilman Watson***

[Application](#)

**THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION**

39. **PUD-1-04 The Settlement at Willow Grove, Concept Plan Revision 3**

Revision to concept plan for site plan changes and update commercial, common open space and green space calculations on property located on the north side of Perkins Road, between Wimbledon Avenue and Oakdale Drive on Tracts 1-A-1, 1-A-2, 1-A-3, 1-B, 2, WG-B-1-A-1-A, WG-B-1-A-1-B, WG-B-2, WG-3, GS-2 thru GS-12, GS-K, CH-1, CM-1 of the Settlement at Willow Grove Subdivision, formerly being portions of the Dr. Mary E. Kleinpeter and Robert L. Kleinpeter, Phase I, Part 1, 1st and 2nd filing, Section 56, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** • Approval of the sidewalk waiver along Farm Row Avenue is recommended in favor of alternative pedestrian crosswalk to connect with the opposite side of the street to save existing live oak trees • Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

***This case is related to PUD-1-04 The Park at Willow Grove and PUD-1-04 Willow Grove Plantation***

***Motion to approve carried, 9-0***

[Letter](#) [Staff Report](#) [Plans](#)

40. **CONSENT FOR DEFERRAL PUD-1-04 The Park at Willow Grove, The Settlement at Willow Grove Final Development Plan**

Proposed amenities clubhouse and pool with parking lot on property located to the north of the intersection of Lane's End and Willow Grove Boulevard, on Tract CH-1 of the Settlement of Willow Grove, Phase II, 3rd Filing, Section 56, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

***This case is related to PUD-1-04 The Settlement at Willow Grove, Concept Plan Revision 3***

***Deferred to March 19 by the Planning Director***

[Application](#)

41. **CONSENT FOR DEFERRAL PUD-1-04 Willow Grove Plantation, The Settlement at Willow Grove Final Development Plan**  
 A proposed bed and breakfast with an office and event center on property located to the east of Willow Grove Boulevard, between Cypress Barn Drive and Petit Pierre Avenue, on Tract WG-3 and WG-B-1-A-1-B of the Settlement of Willow Grove, Section 56, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)  
***This item is related to PUD-1-04 The Settlement at Willow Grove and PUD-1-04 The Park at Willow Grove***

***Deferred to March 19 by the Planning Director***

[Application](#)

42. **CONSENT FOR DEFERRAL SPUD-5-00 Mount Hope Plantation (Renewal)**  
 A renewal of an expired development plan located on the north side of Highland Road and east of Albert Hart Drive, on an Undesignated Tract and the J. Hammatt Tract, being a portion of Anna Young Hammatt Property. Section 65, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

***Deferred to March 19 by Councilwoman Freiberg***

[Application](#)

43. **CONSENT FOR DEFERRAL CUP-2-13 United Christian Faith Ministries Gymnasium Center (9229 North Ridgewood Drive)**  
 A proposed gymnasium and additional parking lot on property located on the east side of Joor Road and north of North Ridgewood Drive, on Lot 11-A of the Sunnybrook Annex Subdivision. Section 48, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)

***Deferred to March 19 by the Planning Director***

[Application](#)

44. **CUP-1-18 BNC Jefferson Office Park, Building 1 (6651 and 6673 Jefferson Highway)**  
 To establish a CUP for an office use on property located on the north side of Jefferson Highway and west of Audubon Avenue, with building being located on Lot 5-D, and parking on a portion of Lot 5-B, Lot 5-C, and Lot 5-D, Block 30 of Goodwood Place Subdivision. Section 90, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

***Motion to defer 60 days to April 16 carried, 9-0***

[Application](#)

45. **CUP-2-18 BNC Jefferson Office Park, Building 2 (6651 and 6673 Jefferson Highway)**  
 To establish a CUP for an office use on property located on the north side of Jefferson Highway and west of Audubon Avenue, with building being located on Lot 5-C, and parking on a portion of Lot 5-B, Lot 5-C, and Lot 5-D, Block 30 of Goodwood Place Subdivision. Section 90, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

***Motion to defer 60 days to April 16 carried, 9-0***

[Application](#)

46. **CUP-3-18 BNC Jefferson Office Park, Building 3 (6651 and 6673 Jefferson Highway)**  
 To establish a CUP for an office use on property located on the north side of Jefferson Highway and west of Audubon Avenue, with building being located on Lot 5-B, and parking on a portion of Lot 5-A, Lot 5-B and Lot 5-C, Block 30 of Goodwood Place Subdivision. Section 90, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

***Motion to defer 60 days to April 16 carried, 9-0***

[Application](#)

47. **CUP-4-18 BNC Jefferson Office Park, Building 4 (6651 and 6673 Jefferson Highway)**  
 To establish a CUP for an office use on property located on the north side of Jefferson Highway and west of Audubon Avenue, with a building being located on Lot 5-A, and parking allocated on a portion of Lot 5-B and Lot 5-C, Block 30 of Goodwood Place Subdivision. Section 90, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

***Motion to defer 60 days to April 16 carried, 9-0***

[Application](#)48. **CONSENT FOR APPROVAL S-1-18 Inniswold Oaks**

A proposed subdivision of property located on the east side of Inniswold Road, south of Oliphant Road, on Lots 152 and 153-A of Inniswold Estates, Section One (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

***Motion to approve carried, 9-0***

[Application](#) [Staff Report](#) [Plans](#)

49. **CONSENT FOR DEFERRAL S-2-18 Kimbleton Estates, 3rd Filing**

A proposed subdivision of property located east of Kimbleton Avenue, north of Jefferson Highway, on Tracts A-1 and A-2 of the Kimbleton Estates Subdivision, 2nd Filing (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

***Deferred to March 19 by Councilman Hudson***

[Application](#) [Staff Report](#) [Plans](#)

50. **CONSENT FOR APPROVAL S-3-18 McArdle Estates**

A proposed subdivision of property located on the east side of Cyril Avenue, south of Sevenoaks Avenue, on Lot 11, 13-A-2 of Lobdell Acres Subdivision (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

***Motion to approve carried, 9-0***

[Application](#) [Staff Report](#) [Plans](#)

51. **CONSENT FOR WITHDRAWAL SS-14-17 J. Burton LeBlanc Property**

A proposed subdivision on property located on the south side of Phillips Road, east of South Tiger Bend Road, on Tract Z-3-A of the J. Burton LeBlanc Property (Council District 9 - Hudson)

***Withdrawn by applicant on January 9, 2018***

[Application](#)

52. **CONSENT FOR APPROVAL SP-28-17 StorageMax Bluebonnet**

A proposed storage facility over 50,000 square feet, on property located west of Bluebonnet Boulevard, south of Burbank Drive, on Tract Z-3-B-1-A-1-C-A and Tract Z-3-B-1-A-1-C-B of the Gulf Union Property (Council District 3 - Loupe)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

***Motion to approve carried, 9-0***

[Application](#) [Staff Report](#) [Plans](#)

53. **SP-29-17 Cypress at Gardere**

A proposed senior living facility over 50,000 square feet, on property located on the east side of Gardere Lane, north of Burbank Drive, on Tract A-2-A-4-A-1-B of the Bruce Broussard Tract (Council District 3 - Loupe)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

***Moved from January***

***Motion to approve carried, 9-0***

[Application](#) [Staff Report](#) [Plans](#)

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**